



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 1 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

Business	Primary Business Owner	Primary Property Owner	On Site Contact
Brookside Realty Urban Renewal LLC 33 MILL Street Newton Town, Sussex County Registration #: 1915056422	BROOKSIDE REALTY URBAN RENEWAL LLC c/o Michael Wieder Customer ID: 529224 691 Elizabeth Avenue Suite 2 Newark, NJ 07112 Contact Number: 9177219442	N/A Customer ID: N/A N/A Contact Number: N/A	N/A Customer ID: N/A N/A Contact Number: N/A

Use Group	LHU Codes
Assembly, High Rise/Covered Mall/Atrium	BB02, BJ01

YOU ARE HEREBY NOTIFIED THAT an inspection at the above referenced property by the New Jersey Division of Fire Safety disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "fire code violations" page(s).

YOU ARE HEREBY ORDERED by the COMMISSIONER to correct the violations listed on the accompanying "violations" page(s) within the timeframe, or by the date specified. If a reinspection discloses that violations have not been corrected, you will be subject to penalties of up to \$5,000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

Lt. Governor
Sheila Y. Oliver, Commissioner, Department of Community Affairs

By: Louis B. Kilmer, Chief, Bureau of Fire Code Enforcement
Division of Fire Safety

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATION and ORDER TO CORRECT.

_____ Signature	_____ Printed Name	_____ Title	_____ Date
--------------------	-----------------------	----------------	---------------



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 2 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

VIOLATIONS

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994077	1 - BROOKSIDE TERRACE	Building 1 - Exterior	Front of building - INSTALL SIGN IDENTIFYING FDC	[N.J.A.C. 5:70-3,912.2.2] Existing buildings. On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters 'FDC' not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,912.2.2]	2/3/2019	Unabated
3994078	1 - BROOKSIDE TERRACE	Building 1 - Exterior	Entire Building - PROVIDE EMERG LIGHTING TO DISCHARGE TO PUBLIC WAY	[N.J.A.C. 5:70-4,11.i.1] All means of egress shall be provided with artificial illumination as follows: All means of egress in other than buildings of Use Group R-3 shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exits be available. Lighting shall also be provided to illuminate the exit discharge in all buildings other than Use Groups F, H and S. In buildings of Use Group R-2, means of egress lighting, except that lighting within a dwelling unit, shall be wired on a circuit	Provide artificial lighting to continuously illuminate all means of egress in all buildings other than Use Group R-3, at any time the building is occupied. Provide exit discharge lighting for all buildings other than those in Use Groups F, H or S. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.i.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 3 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				independent of circuits within any dwelling unit. The disconnecting means and overcurrent protection device shall not be located within a dwelling unit or such that access must be obtained by going through a dwelling unit.			
3994079	1 - BROOKSIDE TERRACE	Floor 1	Elevator - ELEVATOR LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994080	1 - BROOKSIDE TERRACE	Floor 6	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994081	1 - BROOKSIDE TERRACE	Floor 6	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994082	1 - BROOKSIDE TERRACE	Floor 7	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 4 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			SMOKE BARRIER	5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]		
3994083	1 - BROOKSIDE TERRACE	Floor 7	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994084	1 - BROOKSIDE TERRACE	Floor 8	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994085	1 - BROOKSIDE TERRACE	Floor 8	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994086	1 - BROOKSIDE TERRACE	Floor 9	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 5 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]		
3994087	1 - BROOKSIDE TERRACE	Floor 9	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994088	1 - BROOKSIDE TERRACE	Floor 10	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994089	1 - BROOKSIDE TERRACE	Floor 10	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994090	1 - BROOKSIDE TERRACE	Floor 3	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 6 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				and 17(f)2.	[N.J.A.C. 5:70-4,17.f]		
3994091	1 - BROOKSIDE TERRACE	Floor 3	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994092	1 - BROOKSIDE TERRACE	Floor 5	Elevator - ELEVATOR 1:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994093	1 - BROOKSIDE TERRACE	Floor 5	Elevator - ELEVATOR 2:LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994094	1 - BROOKSIDE TERRACE	Floor 2	Elevator - ELEVATOR LOBBY-INSTALL COMPLIANT SMOKE BARRIER	[N.J.A.C. 5:70-4,17.f] In all high rise buildings of Use Groups R-1 and R-2, smoke barriers conforming to N.J.A.C. 5:70-4.15(a) shall be provided around all elevator landings on every floor above the main floor level, with the exceptions in 17(f)1 and 17(f)2.	In high rise buildings of Use Groups R-1 and R-2, install smoke barriers conforming to N.J.A.C. 5:70-4.15(a) around all elevator landings on every floor above the main floor level. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.f]	2/3/2019	Unabated
3994095	1 - BROOKSIDE	Floor 6	Hallway -	[N.J.A.C. 5:70-4,11.1.3] All	In buildings of Use Groups R-1,	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 7 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
	TERRACE		EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994096	1 - BROOKSIDE TERRACE	Floor 6	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 8 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994097	1 - BROOKSIDE TERRACE	Floor 7	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	3/8 inch door. [N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994098	1 - BROOKSIDE TERRACE	Floor 7	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 9 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.			
3994099	1 - BROOKSIDE TERRACE	Floor 8	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994100	1 - BROOKSIDE TERRACE	Floor 8	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 10 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994101	1 - BROOKSIDE TERRACE	Floor 9	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994102	1 - BROOKSIDE TERRACE	Floor 9	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 11 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994103	1 - BROOKSIDE TERRACE	Floor 1	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994104	1 - BROOKSIDE TERRACE	Floor 1	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 12 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994105	1 - BROOKSIDE TERRACE	Floor 10	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994106	1 - BROOKSIDE TERRACE	Floor 10	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 13 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994107	1 - BROOKSIDE TERRACE	Floor 3	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994108	1 - BROOKSIDE TERRACE	Floor 3	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 14 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994109	1 - BROOKSIDE TERRACE	Floor 4	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994110	1 - BROOKSIDE TERRACE	Floor 4	Hallway - WEST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 15 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994111	1 - BROOKSIDE TERRACE	Floor 5	Hallway - EAST:REPAIR DOOR TO FIT TIGHT IN OPENING	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]	2/3/2019	Unabated
3994112	1 - BROOKSIDE TERRACE	Floor 5	Hallway - WEST:REPAIR DOOR TO	[N.J.A.C. 5:70-4,11.1.3] All dwelling unit, guest room or rooming unit corridor doors in	In buildings of Use Groups R-1, R-2, and I-1 install dwelling unit, guest room or rooming unit	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 16 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			FIT TIGHT IN OPENING	buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.	corridor doors that are at least 1 3/4 inch solid core wood or approved equal with approved door closers and do not have any glass panels, other than approved wire glass in metal frames. Doors shall fit both plumb and level in frames, or are reasonably tight fitting. Replacement doors shall be 1 3/4 inch solid core wood or approved equal unless existing frame will only accommodate a 1 3/8 inch door [N.J.A.C. 5:70-4,11.1.3]		
3994113	1 - BROOKSIDE TERRACE	Floor 3	3C:REMOVE ALL UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994114	1 - BROOKSIDE TERRACE	Floor 3	3H:REMOVE ALL UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994115	1 - BROOKSIDE TERRACE	Floor 3	3J:REMOVE UNFUSED EXTENSION	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters,	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 17 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			CORDS	unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.			
3994116	1 - BROOKSIDE TERRACE	Floor 3	3K:REMOVE ALL UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994117	1 - BROOKSIDE TERRACE	Floor 3	3M:REMOVE ALL UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994118	1 - BROOKSIDE TERRACE	Floor 3	3N:SMOKING IS PROHIBITED IN APARTMENTS	[N.J.A.C. 5:70-3,310.2] Prohibited areas. Smoking shall be prohibited where conditions are such as to make smoking a hazard, and in spaces where flammable or combustible materials are stored or handled.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,310.2]	2/3/2019	Unabated
3994119	1 - BROOKSIDE TERRACE	Floor 3	3N:REPAIR HOLES IN WALLS	[N.J.A.C. 5:70-3,703.1] Maintenance. The required fireresistance rating of fireresistancerated construction, including, but not limited to, walls, firestops, shaft enclosures,	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 18 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				partitions, smoke barriers, floors, fireresistive coatings and sprayed fireresistant materials applied to structural members and fireresistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fireresistancerated assemblies shall be protected by self or automaticclosing doors of approved construction meeting the fire protection requirements for the assembly.			
3994120	1 - BROOKSIDE TERRACE	Floor 3	Hallway - 3RD FL:BY ELEVATOR:REPLACE MISSING CEILING	[N.J.A.C. 5:70-3,703.1] Maintenance. The required fireresistance rating of fireresistancerated construction,	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 19 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			TILE	including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fireresistive coatings and sprayed fireresistant materials applied to structural members and fireresistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fireresistancerated assemblies shall be protected by self or automaticclosing doors of approved construction meeting the fire protection requirements for the assembly.			
3994121	1 - BROOKSIDE TERRACE	Floor 3	3C:REMOVE EXCESSIVE	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions	Responsible party must comply with the violated provision(s)	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 20 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			AMOUNT OF COMBUSTIBLES	that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment	of the Code. [N.J.A.C. 5:70-3,102.1.1]		



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 21 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994122	1 - BROOKSIDE TERRACE	Floor 3	3D:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994123	1 - BROOKSIDE TERRACE	Floor 1	1B:REMOVE EXCESSIVE AMOUNT OF COMBUSTIBLES	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 22 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994124	1 - BROOKSIDE TERRACE	Floor 4	4M:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994125	1 - BROOKSIDE	Floor 4	4B:DOOR DOES	[N.J.A.C. 5:70-3,703.2.3] Door	Responsible party must comply	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 23 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
	TERRACE		NOT CLOSE/ LATCH	operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]		
3994126	1 - BROOKSIDE TERRACE	Floor 4	4J:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994127	1 - BROOKSIDE TERRACE	Floor 8	8Q:RMOVE EXCESSIVE COMBUSTIBLES	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 24 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994128	1 - BROOKSIDE TERRACE	Floor 6	6B:REMOVE EXCESSIVE COMBUSTIBLES	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 25 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994129	1 - BROOKSIDE	Floor 9	9J:REMOVE	[N.J.A.C. 5:70-3,102.1.1] Any	Responsible party must comply	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 26 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
	TERRACE		EXCESSIVE COMBUSTIBLES	dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective	with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]		



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 27 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994130	1 - BROOKSIDE TERRACE	Floor 7	7X:REMOVE EXCESSIVE COMBUSTIBLES	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 28 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994131	1 - BROOKSIDE TERRACE	Floor 2	2F:REMOVE EXCESSIVE COMBUSTIBLES	[N.J.A.C. 5:70-3,102.1.1] Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10: 1.Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.2.Conditions that would interfere with the efficiency and use of any fire protection equipment.3.Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,102.1.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 29 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				interfere with the egress of occupants or the operation of the fire department in case of fire.4.Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.5.Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.6.Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.7.Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.8.Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.9.Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.			
3994132	1 - BROOKSIDE TERRACE	Floor 9	9T:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 30 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				Construction Code shall be prohibited.			
3994133	1 - BROOKSIDE TERRACE	Floor 9	9R:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994134	1 - BROOKSIDE TERRACE	Floor 9	9S:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994135	1 - BROOKSIDE TERRACE	Floor 9	9W:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994136	1 - BROOKSIDE TERRACE	Floor 9	9X:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 31 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994137	1 - BROOKSIDE TERRACE	Floor 9	9H:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994138	1 - BROOKSIDE TERRACE	Floor 9	9G:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994139	1 - BROOKSIDE TERRACE	Floor 9	9X:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994140	1 - BROOKSIDE TERRACE	Floor 9	9H:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994141	1 - BROOKSIDE TERRACE	Floor 9	9G:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 32 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	5:70-3,703.2.3]		
3994142	1 - BROOKSIDE TERRACE	Floor 9	9D:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994143	1 - BROOKSIDE TERRACE	Floor 9	9K:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994144	1 - BROOKSIDE TERRACE	Floor 9	9C:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994145	1 - BROOKSIDE TERRACE	Floor 9	9F:REPLACE RECALLED SMOKE DETECTOR IMMEDIATELY	[N.J.A.C. 5:70-3,901.10] Recall of fire protection components. Any fire protection system component regulated by this code that is the subject of a voluntary or mandatory recall under federal law shall be replaced with approved, listed components in compliance with the referenced standards of	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,901.10]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 33 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				this code. The fire code official shall be notified in writing by the building owner when the recalled component parts have been replaced.			
3994146	1 - BROOKSIDE TERRACE	Floor 9	9C:REPLACE RECALLED SMOKE DETECTOR IMMEDIATELY	[N.J.A.C. 5:70-3,901.10] Recall of fire protection components. Any fire protection system component regulated by this code that is the subject of a voluntary or mandatory recall under federal law shall be replaced with approved, listed components in compliance with the referenced standards of this code. The fire code official shall be notified in writing by the building owner when the recalled component parts have been replaced.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,901.10]	2/3/2019	Unabated
3994147	1 - BROOKSIDE TERRACE	Floor 9	9Q:REPLACE MISSING DOOR HARDWARE	[N.J.A.C. 5:70-3,1010.1.9] Door Operations. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1010.1.9]	2/3/2019	Unabated
3994148	1 - BROOKSIDE TERRACE	Floor 9	9R:REPLACE MISSING OUTLET COVERS	[N.J.A.C. 5:70-3,605.6] Unapproved conditions. Open junction boxes and openwiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.6]	2/3/2019	Unabated
3994149	1 - BROOKSIDE TERRACE	Floor 7	7B:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 34 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				The door closer shall exert enough force to close and latch the door from any partially open position.			
3994150	1 - BROOKSIDE TERRACE	Floor 7	7D:DOOR DOES NOT CLOSE/LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994151	1 - BROOKSIDE TERRACE	Floor 7	7G:DOOR DOES NOT CLOSE/LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994152	1 - BROOKSIDE TERRACE	Floor 7	7X:DOOR DOES NOT CLOSE/LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994153	1 - BROOKSIDE TERRACE	Floor 7	7M:DOOR DOES NOT CLOSE/LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994154	1 - BROOKSIDE TERRACE	Floor 7	7K:DOOR DOES NOT CLOSE/	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors	Responsible party must comply with the violated provision(s)	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 35 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			LATCH	shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	of the Code. [N.J.A.C. 5:70-3,703.2.3]		
3994155	1 - BROOKSIDE TERRACE	Floor 7	7Q:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994156	1 - BROOKSIDE TERRACE	Floor 7	7E:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994157	1 - BROOKSIDE TERRACE	Floor 7	7K:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994158	1 - BROOKSIDE TERRACE	Floor 7	7L:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 36 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				Construction Code shall be prohibited.			
3994159	1 - BROOKSIDE TERRACE	Floor 7	7N:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994160	1 - BROOKSIDE TERRACE	Floor 5	5R:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994161	1 - BROOKSIDE TERRACE	Floor 5	5K:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994162	1 - BROOKSIDE TERRACE	Floor 5	5T:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994163	1 - BROOKSIDE TERRACE	Floor 5	5J:DOOR DOES NOT CLOSE/	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors	Responsible party must comply with the violated provision(s)	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 37 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			LATCH	shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	of the Code. [N.J.A.C. 5:70-3,703.2.3]		
3994164	1 - BROOKSIDE TERRACE	Floor 5	5A:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994165	1 - BROOKSIDE TERRACE	Floor 5	5C:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994166	1 - BROOKSIDE TERRACE	Floor 5	5K:REPLACE RECALLED SMOKE DETECTOR IMMEDIATELY	[N.J.A.C. 5:70-3,901.10] Recall of fire protection components. Any fire protection system component regulated by this code that is the subject of a voluntary or mandatory recall under federal law shall be replaced with approved, listed components in compliance with the referenced standards of this code. The fire code official shall be notified in writing by the building owner when the recalled component parts have been replaced.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,901.10]	2/3/2019	Unabated
3994167	1 - BROOKSIDE	Floor 5	5R:REMOVE	[N.J.A.C. 5:70-3,605.4]	Responsible party must comply	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 38 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
	TERRACE		UNFUSED EXTENSION CORDS	Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]		
3994168	1 - BROOKSIDE TERRACE	Floor 5	5Q:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994169	1 - BROOKSIDE TERRACE	Floor 5	5C:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994170	1 - BROOKSIDE TERRACE	Floor 5	5E:PROVIDE & INSTALL DETECTORS FOR HEARING IMPAIR	[N.J.A.C. 5:70-4,9.a.3.vii] In all buildings of Use Group R-2: At the request of a tenant of a unit in which a person who is deaf or hearing-impaired resides, the owner shall provide and install a visual alarm type smoke detector for that unit or, in the case of a rooming or boarding house resident, for that resident's sleeping area.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-4,9.a.3.vii]	2/3/2019	Unabated
3994171	1 - BROOKSIDE	Floor 10	10J:DOOR DOES	[N.J.A.C. 5:70-3,703.2.3] Door	Responsible party must comply	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 39 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
	TERRACE		NOT CLOSE/ LATCH	operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]		
3994172	1 - BROOKSIDE TERRACE	Floor 10	10A:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994173	1 - BROOKSIDE TERRACE	Floor 10	10G:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994174	1 - BROOKSIDE TERRACE	Floor 10	10F:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994175	1 - BROOKSIDE TERRACE	Floor 10	10C:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 40 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994176	1 - BROOKSIDE TERRACE	Floor 8	8B:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994177	1 - BROOKSIDE TERRACE	Floor 8	8H:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994178	1 - BROOKSIDE TERRACE	Floor 8	8F:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994179	1 - BROOKSIDE TERRACE	Floor 8	8L:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994180	1 - BROOKSIDE TERRACE	Floor 8	8P:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 41 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				force to close and latch the door from any partially open position.			
3994181	1 - BROOKSIDE TERRACE	Floor 8	8Q:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994182	1 - BROOKSIDE TERRACE	Floor 8	8R:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994183	1 - BROOKSIDE TERRACE	Floor 6	6L:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994184	1 - BROOKSIDE TERRACE	Floor 6	6X:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994185	1 - BROOKSIDE TERRACE	Floor 6	6K:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 42 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	5:70-3,703.2.3]		
3994186	1 - BROOKSIDE TERRACE	Floor 6	6J:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994187	1 - BROOKSIDE TERRACE	Floor 6	6C:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994188	1 - BROOKSIDE TERRACE	Floor 6	6L:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994189	1 - BROOKSIDE TERRACE	Floor 6	6X:REMOVE UNFUSED EXTENSION CORDS	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 43 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994190	1 - BROOKSIDE TERRACE	Floor 3	3C:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994191	1 - BROOKSIDE TERRACE	Floor 3	3D:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994192	1 - BROOKSIDE TERRACE	Floor 8	8L:SMOKE DETECTOR NOT WORKING	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 44 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	5:70-3,907.11.2]		
3994193	1 - BROOKSIDE TERRACE	Floor 4	4B:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994194	1 - BROOKSIDE TERRACE	Floor 6	6Q:SMOKE DETECTOR MISSING	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 45 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.			
3994195	1 - BROOKSIDE TERRACE	Floor 6	6U:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994196	1 - BROOKSIDE TERRACE	Floor 7	7J:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 46 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.			
3994197	1 - BROOKSIDE TERRACE	Floor 7	7T:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994198	1 - BROOKSIDE TERRACE	Floor 7	7W:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 47 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				once and year, to ensure proper operation.			
3994199	1 - BROOKSIDE TERRACE	Floor 9	9M:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994200	1 - BROOKSIDE TERRACE	Floor 9	9R:SMOKE DETECTOR NOT WORKING(BHI)	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper operation.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated
3994201	1 - BROOKSIDE TERRACE	Floor 9	9T:REPLACE FAULTY LIGHT	[N.J.A.C. 5:70-3,605.1] Abatement of electrical hazards. Identified	Responsible party must comply with the violated provision(s) of	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 48 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			KITCH/BATH(BHI)	electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the electrical subcode of the Uniform Construction Code Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. All electrical wiring, devices, appliances and other equipment shall be maintained in accordance with the provisions of the electrical subcode of the New Jersey Uniform Construction Code and this subchapter.	the Code. [N.J.A.C. 5:70-3,605.1]		
3994202	1 - BROOKSIDE TERRACE	Floor 6	6V:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994203	1 - BROOKSIDE TERRACE	Floor 6	6Y:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994204	1 - BROOKSIDE TERRACE	Floor 4	4F:REPLACE FAULTY LIGHT KITCH/BATH(BHI)	[N.J.A.C. 5:70-3,605.1] Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 49 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				conditions in permanent wiring shall be brought to the attention of the electrical subcode of the Uniform Construction Code Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. All electrical wiring, devices, appliances and other equipment shall be maintained in accordance with the provisions of the electrical subcode of the New Jersey Uniform Construction Code and this subchapter.			
3994205	1 - BROOKSIDE TERRACE	Floor 3	3C:REPLACE FAULTY LIGHT KITCH/BATH(BHI)	[N.J.A.C. 5:70-3,605.1] Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the electrical subcode of the Uniform Construction Code Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. All electrical wiring, devices, appliances and other equipment shall be maintained in accordance with the provisions of the electrical subcode of the New Jersey Uniform Construction Code and this subchapter.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.1]	2/3/2019	Unabated
3994206	1 - BROOKSIDE TERRACE	Floor 3	3W:REPLACE FAULTY LIGHT	[N.J.A.C. 5:70-3,605.1] Abatement of electrical hazards. Identified	Responsible party must comply with the violated provision(s) of	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 50 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			KITCH/BATH(BHI)	electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the electrical subcode of the Uniform Construction Code Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. All electrical wiring, devices, appliances and other equipment shall be maintained in accordance with the provisions of the electrical subcode of the New Jersey Uniform Construction Code and this subchapter.	the Code. [N.J.A.C. 5:70-3,605.1]		
3994207	1 - BROOKSIDE TERRACE	Floor 5	5M:DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994208	1 - BROOKSIDE TERRACE	Floor 1	Hallway - DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k.2] "Exit" signs shall have red or green letters at least six inches high and the minimum width of each stroke shall be three-quarter inch on a white background or in other approved distinguishable colors. If an arrow is provided as part of an "Exit" sign, the construction shall be such that the arrow direction cannot be readily changed. The word "Exit" shall be clearly	"Exit"# shall have red or green letters at least six inches high and the minimum width of each stroke shall be three-quarter inch on a white background or in other approved distinguishable colors. Construction of arrow provided as part of "Exit" sign shall be such that the arrow direction can not be readily changed. The word "Exit"# shall be clearly discernible when the internally	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 51 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				discernible when the internally illuminated sign is not energized.	illuminated sign is not energized [N.J.A.C. 5:70-4,11.k.2]		
3994209	1 - BROOKSIDE TERRACE	Floor 6	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994210	1 - BROOKSIDE TERRACE	Floor 7	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994211	1 - BROOKSIDE TERRACE	Floor 8	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and,	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 52 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]		
3994212	1 - BROOKSIDE TERRACE	Floor 9	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit"# signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994213	1 - BROOKSIDE TERRACE	Floor 10	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit"# signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994214	1 - BROOKSIDE TERRACE	Floor 2	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary,	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 53 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit"# signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]		
3994215	1 - BROOKSIDE TERRACE	Floor 3	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit"# signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994216	1 - BROOKSIDE TERRACE	Floor 4	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit"# signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 54 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994217	1 - BROOKSIDE TERRACE	Floor 5	DIRECTIONAL EXIT SIGNS NEEDED IN HALLWAY	[N.J.A.C. 5:70-4,11.k] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit"#, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.k]	2/3/2019	Unabated
3994218	1 - BROOKSIDE TERRACE	Floor 6	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994219	1 - BROOKSIDE TERRACE	Floor 7	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 55 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	completion of work. [N.J.A.C. 5:70-4,17.d]		
3994220	1 - BROOKSIDE TERRACE	Floor 8	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994221	1 - BROOKSIDE TERRACE	Floor 9	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994222	1 - BROOKSIDE TERRACE	Floor 1	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 56 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]		
3994223	1 - BROOKSIDE TERRACE	Floor 10	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994224	1 - BROOKSIDE TERRACE	Floor 2	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994225	1 - BROOKSIDE TERRACE	Floor 3	Hallway - AIR SYSTEM IS NOT	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating	In high rise structures, install in each re-circulating air system	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 57 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			COMPLIANT-CONST PERMIT NEEDED	air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]		
3994226	1 - BROOKSIDE TERRACE	Floor 4	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or smoke control system.	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated
3994227	1 - BROOKSIDE TERRACE	Floor 5	Hallway - AIR SYSTEM IS NOT COMPLIANT-CONST PERMIT NEEDED	[N.J.A.C. 5:70-4,17.d] In all high rise structures, each re-circulating air system which serves more than one floor shall be equipped with approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved	In high rise structures, install in each re-circulating air system which serves more than one floor, approved smoke and heat detection devices in accordance with the Uniform Construction Code. The devices shall stop the fan(s) automatically and be of manual reset type. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,17.d]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 58 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				smoke removal or smoke control system.			
3994228	1 - BROOKSIDE TERRACE	Floor 10	10W:REPLACE MISSING OUTLET COVERS	[N.J.A.C. 5:70-3,605.6] Unapproved conditions. Open junction boxes and openwiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.6]	2/3/2019	Unabated
3994229	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE CURRENT INSPECTION/TEST FOR STANDPIPE SYS	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994230	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL SPRINKLER INSPECTION REPORT	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994231	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL BACKFLOW PREVENTOR TEST	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994232	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL ELEVATOR TEST	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 59 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994233	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL FIRE ALARM TEST	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994234	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL GENERATOR TEST	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994235	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL FIRE PUMP TEST	[N.J.A.C. 5:70-3,104.2] Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.2]	2/3/2019	Unabated
3994236	1 - BROOKSIDE TERRACE	Building 1 - Common	PROVIDE ANNUAL PUMP RM ENVIRONMENTAL TEST REPORT	[N.J.A.C. 5:70-3,913.5.4] Pump room environmental conditions. Tests of pump room environmental conditions, including heating, ventilation and illumination, shall be made to ensure proper manual or automatic operation of the associated equipment.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,913.5.4]	2/3/2019	Unabated
3994237	1 - BROOKSIDE TERRACE	Building 1 - Common	DAY ROOM WITH KITCHEN	[N.J.A.C. 5:70-2,4.c] Each individual life hazard use shall be registered separately and treated as separate and distinct for the administrative purposes of this Code whether or not there are other life hazard uses at the same premises.	Owner did not register each individual life hazard use at the premise separately [N.J.A.C. 5:70-2,4.c]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 60 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994238	1 - BROOKSIDE TERRACE	Building 1 - Common	Lobby - POST CURRENT LHU REGISTRATION CERTIFICATE	[N.J.A.C. 5:70-2,6.c] Upon receipt of the application, and the required registration fee, the Commissioner shall forthwith issue to the owner of the life hazard use a certificate of registration, which shall be posted by the owner of the use in a conspicuous location therein but only upon subsequent receipt of a certificate of inspection. The certificate of registration shall be in such form as may be prescribed by the Commissioner.	Owner did not post Certificate of Registration in conspicuous location within the premises upon receipt [N.J.A.C. 5:70-2,6.c]	2/3/2019	Unabated
3994239	1 - BROOKSIDE TERRACE	Building 1 - Common	Lobby - POST CURRENT INSPECTION CERTIFICATE(BHI)	[N.J.A.C. 5:70-2,5.d] Upon completion of a required inspection, the local enforcing agency shall issue a certificate of inspection. A certificate of inspection shall not be issued until all violations cited have been corrected. The certificate of inspection shall be posted by the owner of the use in a conspicuous location therein.	Owner of use did not post Certificate of Inspection in a conspicuous location within the use premise [N.J.A.C. 5:70-2,5.d]	2/3/2019	Unabated
3994240	1 - BROOKSIDE TERRACE	Building 1 - Common	Stairwell/Stairway - NORTH-POST A SIGN STAIRWAY A-B OR C EACH FL	[N.J.A.C. 5:70-3,1013.2] Information signs. A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels shall be identified by approved signs in accordance with the requirements for new buildings in the Uniform Construction Code. Exception: The emergency sign shall not be required for elevators	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1013.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 61 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				that are part of an accessible means of egress complying with the construction code in effect at the time of first occupancy.			
3994241	1 - BROOKSIDE TERRACE	Building 1 - Common	Stairwell/Stairway - SOUTH:T-POST A SIGN STAIRWAY A-B OR C EACH FL	[N.J.A.C. 5:70-3,1013.2] Information signs. A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels shall be identified by approved signs in accordance with the requirements for new buildings in the Uniform Construction Code. Exception: The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with the construction code in effect at the time of first occupancy.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1013.2]	2/3/2019	Unabated
3994242	1 - BROOKSIDE TERRACE	Building 1 - Common	Stairwell/Stairway - EAST:SHORT-POST A SIGN STAIRWAY A-B OR C EACH FL	[N.J.A.C. 5:70-3,1013.2] Information signs. A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels shall be identified by approved signs in accordance with the requirements for new buildings in the Uniform Construction Code. Exception: The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with the	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1013.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 62 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				construction code in effect at the time of first occupancy.			
3994243	1 - BROOKSIDE TERRACE	Floor 2	BY STAIRWAY:BROKEN PULL STATION	[N.J.A.C. 5:70-3,907.8.1] Maintenance required. Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.8.1]	2/3/2019	Unabated
3994244	1 - BROOKSIDE TERRACE	Floor 2	Stairwell/Stairway - STAIRWAY DOOR DOES NOT CLOSE/ LATCH	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994245	1 - BROOKSIDE TERRACE	Floor 2	ELECTRICAL RM:SEAL WALL PENETRATIONS	[N.J.A.C. 5:70-3,703.1] Maintenance. The required fire resistance rating of fire resistance rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire resistive coatings and sprayed fire resistant materials applied to structural members and fire resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 63 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.			
3994246	1 - BROOKSIDE TERRACE	Floor 2	FITNESS RM:REMOVE UNFUSED EXTENSION CORD	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated
3994247	1 - BROOKSIDE TERRACE	Floor 2	PAINT RM:REMOVE UNFUSED EXTENSION CORD	[N.J.A.C. 5:70-3,605.4] Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 64 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				electrical subcode of the Uniform Construction Code shall be prohibited.			
3994248	1 - BROOKSIDE TERRACE	Floor 2	DRYER RM:REMOVE UNFUSED EXT CORD BEHIND WALL	[N.J.A.C. 5:70-3,605.4.3] Installation. Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4.3]	2/3/2019	Unabated
3994249	1 - BROOKSIDE TERRACE	Floor 2	KITCHEN:REMOVE UNFUSED EXT CORD THROUGH CEILING	[N.J.A.C. 5:70-3,605.4.3] Installation. Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.4.3]	2/3/2019	Unabated
3994250	1 - BROOKSIDE TERRACE	Floor 2	EXIT BY MAINT RM:REMOVE EQUIPMENT FROM HALLWAY	[N.J.A.C. 5:70-3,1031.1.1] Storage. Combustible or flammable material shall not be placed, stored or kept in any portion of an exit, elevator car or hoist way, or at the bottom of a stairway, fire escape or other means of escape, unless such space is enclosed and protected as required by the construction code in effect at the time of first occupancy. Such storage shall be located so the presence or burning of the materials will not obstruct or render hazardous the means of egress.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1031.1.1]	2/3/2019	Unabated
3994251	1 - BROOKSIDE TERRACE	Floor 2	EXIT BY MAINTENANCE ROOM	[N.J.A.C. 5:70-3,1031.1.1] Storage. Combustible or flammable material shall not	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 65 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				be placed, stored or kept in any portion of an exit, elevator car or hoist way, or at the bottom of a stairway, fire escape or other means of escape, unless such space is enclosed and protected as required by the construction code in effect at the time of first occupancy. Such storage shall be located so the presence or burning of the materials will not obstruct or render hazardous the means of egress.	5:70-3,1031.1.1]		
3994252	1 - BROOKSIDE TERRACE	Floor 2	EXIT BY MAINT RM:REMOVE FUELED EQUIP FROM HALLWAY	[N.J.A.C. 5:70-3,313.1] General. Fueled equipment including, but not limited to, motorcycles, mopeds, lawncare equipment, portable generators and portable cooking equipment, shall not be stored, operated or repaired within a building. Exceptions:1.Buildings or rooms constructed for such use in accordance with the building subcode of the Uniform Construction Code.2.Where allowed by Section 314.3.Storage of equipment utilized for maintenance purposes is allowed in approved locations where the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,313.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 66 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994253	1 - BROOKSIDE TERRACE	Floor 2	EXIT BY MAINT RM:INSTALL PANIC HARDWARE	[N.J.A.C. 5:70-3,1010.6] Panic hardware. All doors equipped with latching devices serving rooms or spaces with an assembly or educational occupancy with an occupant load greater than 100 shall have the approved panic hardware maintained in compliance with the construction code in effect at the time of first occupancy.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1010.6]	2/3/2019	Unabated
3994254	1 - BROOKSIDE TERRACE	Floor 2	ASSEMBLY RM:INSTALL PANIC HARDWARE BOTH DOORS	[N.J.A.C. 5:70-3,1010.6] Panic hardware. All doors equipped with latching devices serving rooms or spaces with an assembly or educational occupancy with an occupant load greater than 100 shall have the approved panic hardware maintained in compliance with the construction code in effect at the time of first occupancy.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,1010.6]	2/3/2019	Unabated
3994255	1 - BROOKSIDE TERRACE	Floor 2	EXIT BY MAINT RM:INSTALL DOOR CLOSERS	[N.J.A.C. 5:70-3,703.2.3] Door operation. Swinging fire doors shall close from the fullopen position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.2.3]	2/3/2019	Unabated
3994256	1 - BROOKSIDE TERRACE	Floor 2	MAINT RM:INSTALL LABEL ON DOOR	[N.J.A.C. 5:70-3,605.3.1] Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.3.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 67 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.			
3994257	1 - BROOKSIDE TERRACE	Floor 2	ASSEMBLY RM:MOVE TV BLOCKING STROBE HEAD	[N.J.A.C. 5:70-3,907.4.2.6] Unobstructed and unobscured. Manual fire alarm boxes shall be accessible, unobstructed, unobscured and visible at all times.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.4.2.6]	2/3/2019	Unabated
3994258	1 - BROOKSIDE TERRACE	Floor 2	ENTRY DOOR BY RESTROOM AREA	[N.J.A.C. 5:70-4,11.1.5] All required exit doors equipped with latching devices in buildings or portions thereof of Use Group A with an occupant load greater than 100 shall be equipped with approved panic hardware by November 6, 1990.	Install panic hardware on all required exit doors. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.1.5]	2/3/2019	Unabated
3994259	1 - BROOKSIDE TERRACE	Floor 2	DRYER RM:REPLACE BATTERY OPERATED COMBO-DETECTOR	[N.J.A.C. 5:70-3,907.11.2] Batteryoperated smoke detectors. Batteryoperated smoke detectors in Group R1 and R2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows: 1.The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;2.The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to ensure proper	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,907.11.2]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 68 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3994260	1 - BROOKSIDE TERRACE	Floor 2	ASSEMBLY RM:INSTALL EMERGENCY LIGHTING	operation. [N.J.A.C. 5:70-4,11.j] Means of egress lighting shall be connected to an emergency electrical system conforming to NFPA 70 (National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access.	Install means of egress lighting connected to an emergency electrical system conforming to NFPA 70 (National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4,11.j]	2/3/2019	Unabated
3994261	1 - BROOKSIDE TERRACE	Floor 2	DRYER RM:ALL VENT DUCTS MUST BE CLEANED/ REPLACED	[N.J.A.C. 5:70-3,603.5.2] Heating appliance installation and maintenance. Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building subcode, mechanical subcode, fuel gas subcode and the electrical subcode of the Uniform Construction Code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,603.5.2]	2/3/2019	Unabated
3994262	1 - BROOKSIDE TERRACE	Building 1 - Common	Living Room - ALL UNITS:VISIBLE BUILDUP OF DUST ON HVAC GRILLE	[N.J.A.C. 5:70-3,603.5.2] Heating appliance installation and maintenance. Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building subcode, mechanical subcode, fuel gas subcode and the electrical subcode of the Uniform Construction Code.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,603.5.2]	2/3/2019	Unabated
3994263	1 - BROOKSIDE TERRACE	Floor 2	GENERATOR RM:REMOVE PLASTIC ABOVE	[N.J.A.C. 5:70-3,903.3.3] Obstructed locations. Automatic sprinklers shall be maintained with	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C.	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 69 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			ELECT CABINETS	due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers required by the Uniform Construction Code in effect at the time of construction shall be maintained in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers. Exception: Kitchen equipment under exhaust hoods protected with a fireextinguishing system in accordance with Section 904.	5:70-3,903.3.3]		
3994264	1 - BROOKSIDE TERRACE	Floor 2	SPRINKLER RM:OS&Y VALVES NOT SECURED	[N.J.A.C. 5:70-3,104.1] Maintenance of safeguards. Where any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,104.1]	2/3/2019	Unabated
3994265	1 - BROOKSIDE TERRACE	Floor 2	Stairwell/Stairway - T SIDE:2ND FLOOR:REPAIR DOOR	[N.J.A.C. 5:70-4,11.1.2] Means of egress doors shall conform to the following: In building of Use Groups R-1 and R-2 all doors	In building of Use Groups R-1 and R-2, install self-closing doors or provide doors with listed automatic closing devices for all	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 70 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				opening onto a passageway at grade or exit stair shall be self-closing or automatic closing by listed closing devices.	doors opening onto a passageway at grade or exit stair [N.J.A.C. 5:70-4,11.1.2]		
3994266	1 - BROOKSIDE TERRACE	Floor 2	Stairwell/ Stairway - T SIDE:GRADE:REPAIR DOOR	[N.J.A.C. 5:70-4,11.1.2] Means of egress doors shall conform to the following: In building of Use Groups R-1 and R-2 all doors opening onto a passageway at grade or exit stair shall be self-closing or automatic closing by listed closing devices.	In building of Use Groups R-1 and R-2, install self-closing doors or provide doors with listed automatic closing devices for all doors opening onto a passageway at grade or exit stair [N.J.A.C. 5:70-4,11.1.2]	2/3/2019	Unabated
3994267	1 - BROOKSIDE TERRACE	Building 1 - Exterior	Left Side - GENERATOR:FUEL TANK	[N.J.A.C. 5:70-3,5003.5] Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,5003.8.3.2]	2/3/2019	Unabated
3994268	1 - BROOKSIDE TERRACE	Floor 2	GENERATOR PIT:DRAIN MUST CONNECT TO SEPARATOR	[N.J.A.C. 5:70-3,2311.2.3] Drainage and disposal of liquids and oil-soaked waste. Garage floor drains, where provided, shall drain to approved oil separators or traps discharging to a sewer in accordance with the plumbing subcode of the Uniform Construction Code. Contents of oil separators, traps and floor	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,2311.2.3.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 71 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				drainage systems shall be collected at sufficiently frequent intervals and removed from the premises to prevent oil from being carried into the sewers.			
3994269	1 - BROOKSIDE TERRACE	Floor 10	Hallway - BY 10T:OPEN J BOX ABOVE DROP CEILING	[N.J.A.C. 5:70-3,605.6] Unapproved conditions. Open junction boxes and openwiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.6]	2/3/2019	Unabated
3994270	1 - BROOKSIDE TERRACE	Floor 10	Hallway - BY 10T:CEILING:EXTENSION CORD SPLICED INTO J-BOX	[N.J.A.C. 5:70-3,605.1] Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the electrical subcode of the Uniform Construction Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. All electrical wiring, devices, appliances and other equipment shall be maintained in accordance with the provisions of the electrical subcode of the New Jersey Uniform Construction Code and this subchapter.	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,605.1]	2/3/2019	Unabated
3994271	1 - BROOKSIDE TERRACE	Floor 10	Hallway - BY 10N:OPENING IN WALL ABOVE CEILING	[N.J.A.C. 5:70-3,703.1] Maintenance. The required fire resistance rating of fire resistance rated construction,	Responsible party must comply with the violated provision(s) of the Code. [N.J.A.C. 5:70-3,703.1]	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 72 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fireresistive coatings and sprayed fireresistant materials applied to structural members and fireresistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fireresistancerated assemblies shall be protected by self or automaticclosing doors of approved construction meeting the fire protection requirements for the assembly.			
3994272	1 - BROOKSIDE TERRACE	Building 1 - Common	OFFICE:INSTALL ELEVATOR KEY	[N.J.A.C. 5:70-3,607.7] Elevator key location. Keys for the elevator	Responsible party must comply with the violated provision(s) of	2/3/2019	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 73 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
			BOX	car doors and firefighter service keys shall be kept in an approved location for immediate use by the fire department.	the Code. [N.J.A.C. 5:70-3,607.7]		



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 74 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

ADMINISTRATIVE APPEAL RIGHTS

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days after receipt of this order. Request may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link or addressed to:

Department of Community Affairs
Hearing Coordinator
PO Box 802
Trenton, New Jersey 08625-0802

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- The date of the act, which is the subject of the appeal.
- The name and status of the person submitting the appeal.
- The specific violations or other act claimed to be in error; and
- A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the Division of Fire Safety. This request may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d) 2 an application for an extension shall be deemed to constitute an admission that the notice of violation is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 75 of 75

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	Brookside Realty Urban Renewal LLC	Registration #:	1915056422	Billing Customer #:	O529224
Inspection Date:	12/20/2018	Inspection Type:	Annual	Inspector:	ANTHONY MASSARO
Notice #:	29773232			Issuance Date:	January 04, 2019

PENALTIES

Pursuant to N.J.A.C. 5:70-2.12, a violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

Pursuant to N.J.A.C. 5:70-2.12(e), a violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to the Office of the Attorney General for summary collection pursuant to "The Penalty Enforcement Law of 1999," P.L.1999, C. 274 (C. 2A: 58-1 et seq.).

NOTICE

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.